

TOWN OF SILVER CREEK
BOARD OF EQUALIZATION
MAY 8, 2018

The Board of Equalization for the Town of Silver Creek was held on Tuesday, May 8, 2018 in the Board Meeting Room. Present were Supervisors: Greg Hull, Mike Hoops, and Denny Moen; Clerk Alison Oftedahl; Lake County Assessor Greg Swartwoudt, Chief Deputy Assessor Noah Mittlefehldt, and Appraiser Drew Imes.

Chairman Hull called the meeting to order at 1 p.m. Hull provided some instructions that the Board is limited to dealing with valuations and classifications. He asked that all comments be addressed to the Town Board. Decisions made by today's Board can be appealed at the Lake County Board of Appeal and Equalization scheduled for Monday, June 18th at 5:00 p.m.

Deputy Assessor Mittlefehldt provided an overview of the assessment process. All homes sold in Silver Creek last year were reviewed. The median priced property was selected for verification, in which the estimated market value (EMV) is compared to the actual sale price obtained. The verification showed that the median sales price was within about 5% of its assessed value. This means that the assessment rate was well within state guidelines. As a result, most properties did not have their assessments changed significantly. The only area found to have sales prices quite a bit higher than assessed values was the area around Kane and Marble Lakes. In those areas the assessments had to be increased 30% for the land and 10% for the buildings. They also reviewed 5 "bare land" sales to verify the acreage rates. The median sales price was coming in about 7% higher than the assessed value, well within the state guidelines.

The following individuals appeared before the Board:

- LaVonne Christensen representing Ringolds – 29-5409-33310. Christensen and Ringold both attended the meeting. Christensen was the realtor who sold the house in 2014 and spoke to the Board on behalf of the Ringolds to argue that the assessed value is too high. The Assessors were not able to say their assessment was definitely correct. Brenda Ringold and Assessors agreed to a suggestion from Hull that a site visit be conducted for further evaluation. Motion by Hoops, second Moen to make no change to EMV in order to provide time for the onsite visit and allow for reconsideration at the Lake County Board of Appeal meeting in June. Passed unanimously.

The following submitted letters to the Town of Silver Creek for consideration:

- Tom Anderson – 29-5353-12504. Anderson sent a letter questioning the value of his fractional ownership of Superior Shores Unit 47 based upon comparable sales. Assessor Swartwoudt stated that he had conducted some research and was in agreement with Anderson that the EMV should be lowered for Anderson and for all the other owners of that unit. Motion by Hull stating that the Board agrees with the Assessor's recommendation to lower the EMV for Anderson's parcel from \$63,400 to \$56,900 and to correspondingly lower the EMV for the other owners of Unit 47, parcels 29-5353-12500 through 12507, according to their ownership percentage. After second by Hoops, motion passed unanimously.
- John and Roberta Christiansen – Parcels 29-5310-29140 and 29-5310-29085. A letter was received from Christiansen protesting the loss of their agricultural status. After discussion regarding qualifications for agriculture, the Assessors noted that upon a site visit, they did not find proof of agriculture. Motion by Hoops, second Moen to deny the request. Passed unanimously.

The following are recommendations by Swartwoudt in response to contacts and correspondence received in the Assessor's office:

- Timber Falls LLC – Parcels 29-5451-32165 and 29-5451-32175. Swartwoudt noted that much of the land in these parcels is unusable due to parking lot and utility easements, therefore the value should be adjusted down. On the first parcel, motion by Moen, second Hoops to change EMV per Assessor recommendation from \$205,100 to \$182,500. With regard to the second parcel, motion by Hoops, second Moen to accept recommendation to change EMV from \$12,000 to \$4,700. Passed unanimously.
- Kerry Kempffer – 29-5610-29405. Kempffer questioned a big increase in the EMV, noting that there was no drilled well or septic on his property. Motion by Moen, second Hoops to change the EMV per Assessor recommendation from \$148,000 to \$143,400. Passed unanimously.

Motion by Hoops, second Moen to accept the assessment as presented with all changes noted today. Motion carried unanimously. There being no further business, meeting adjourned at 2:22 p.m. upon motion by Hoops, second Moen. Motion carried unanimously.

Respectfully submitted,
Alison Oftedahl, Clerk